

MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF EASTVALE
Wednesday, February 4, 2015
6:00 P.M.
Rosa Parks Elementary School
13830 Whispering Hills Drive
Eastvale, CA 92880

1. CALL TO ORDER - 6:02 p.m.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Commissioners present: Commissioners Van Leeuwen, Oblea, Patel, Feng, and Vice Chair Charlson

Staff Members present: City Attorney Cavanaugh, Assistant City Manager Nissen, Planning Director Norris, Senior Planner Kith, Senior Engineer Indrawan, and Recording Secretary Wuence.

The Pledge of Allegiance was led by Commissioner Feng.

3. REORGANIZATION OF THE PLANNING COMMISSION/SELECTION OF NEW CHAIR AND VICE CHAIR FOR 2015

Per Section 2.2 of the Planning Commission Bylaws, the Commission will select a Chair and Vice Chair to preside over the Planning Commission meetings in 2015.

Motion: Moved by Patel, seconded by Oblea to appoint Daryl Charlson as Chair for 2015.

Motion carried 5-0 with Oblea, Patel, Van Leeuwen, Feng and Vice Chair Charlson voting aye.

Motion: Moved by VanLeeuwen, seconded by Charlson to appoint Larry Oblea as Vice Chair for 2015.

Motion carried 5-0 with Oblea, Patel, Van Leeuwen, Feng and Chair Charlson voting aye.

Chair Charlson welcomed Commissioner Feng to the Planning Commission.

4. ADDITIONS/DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

5. PRESENTATIONS/ANNOUNCEMENTS

There were no presentations or announcements.

6. PUBLIC COMMENT/CITIZEN PARTICIPATION

There were no Public Comments.

7. CONSENT CALENDAR

7.1 Approval of Minutes from the January 21, 2015 meeting.

Motion: Moved by Van Leeuwen, seconded by Oblea, to approve the minutes from the Regular Meeting held on January 21, 2015.

Motion carried 5-0 with Feng, Patel, Van Leeuwen, Vice Chair Oblea, and Chair Charlson voting aye.

8. PUBLIC HEARINGS

8.1 **PROJECT NO. 14-2683** – General Plan Amendment and Change of Zone from Commercial Retail to Highest Density Residential of an approximately 7-acre site located on the northeast corner of Limonite Avenue and Sumner Avenue. Applicant is William Lyon Homes. *(Continued from Planning Commission meetings on November 19, 2014 and January 21, 2015)*

RECOMMENDATION:

Staff recommends that the Planning Commission forward a recommendation to the City Council to take the following actions:

1. Deny a General Plan Amendment from Commercial Retail (CR) to Highest Density Residential (HHDR).
2. Deny a Change of Zone from Scenic Highway Commercial (C-P-S) to General Residential (R-3)

Senior Planner Kith provided a PowerPoint presentation for the item.

Planning Director Norris provided a summary of the need for commercial sites in Eastvale.

Chris Farley, applicant, from Cloverdale Village Center provided background information on the property and emphasized the lack of interest in purchasing it for commercial. He believes that current and future competition within and

without Eastvale have prevented quality retail tenants from successfully developing the site.

Mike Reynolds, with Concord Group presented reasons his group concluded the site is not viable for retail. He cited upcoming retail at Leal Property, Goodman Birtcher, and WalMart as competition that would cause a retail site of this small size to fail.

Ken Colder, with William Lyon Homes provided information on what his group plans to do with the site, if the zone change is approved. He stated they would like to build something similar to The Lodge, by KB Homes.

Mr. Colder answered questions from the Planning Commissioners regarding similar projects they have developed, impact to the community from their proposed project, and the proposed price point for their project.

Chair Charlson noted that all input received from residents was against residential on the site and the Planning Commission is representing the residents of Eastvale.

The Public Hearing was opened at 6:47 p.m.

Dean Barlow, a resident, stated that he purchased his home believing that the site would be commercial and he does not want high density housing there. He stated that he prefers commercial be developed on the site.

Roberto Torres, a resident, stated that he is concerned about R-3 zoning bringing more traffic, and requiring more schools and police, while lowering property values.

There was discussion about traffic counts, traffic flow, demographics, and median incomes in Eastvale and the surrounding areas.

Commissioner Feng asked Mr. Farley if he had looked into any ethnic chains for the site. Mr. Farley noted that he had not been approached by any ethnic markets or restaurants.

There was further discussion about the recent marketing of the site.

The Public Hearing was closed at 7:18 p.m.

Motion: Moved by Oblea, seconded by Patel to move the recommended action.

Motion carried 5-0 with Feng, Patel, Van Leeuwen, Vice Chair Oblea, and Chair Charlson voting aye.

The Commission took a recess at 7:23 p.m.

The Commission reconvened at 7:34 p.m.

8.2 **ZONING CODE AMENDMENT FOR ELECTRONIC MESSAGE BOARD SIGNS** – Proposed regulations for electronic message signs to be placed at schools, parks, and other locations.

RECOMMENDATION: Staff recommends that the Planning Commission review staff's analysis and the proposed regulations for electronic message board signs at schools, parks, and other locations, and make a recommendation to the City Council.

Planning Director Norris provided a PowerPoint presentation for this item. He reviewed the different types of signs and sizes proposed by the applicant. He noted that the signs would be donated by the applicant to local schools and would include advertising to cover operating and maintenance costs for the signs. He reviewed staff concerns and suggested changes.

The Public Hearing was opened at 7:51 p.m.

Bill Newberry, CNUSD Board Member, shared background information regarding the sign proposal and stated that the intent of the signs was to provide community information to residents.

There was discussion regarding time regulations for advertising on the signs.

Chair Charlson inquired about placement of the signs and review of the Conditional Use Permit for the signs in one year.

There was lengthy discussion regarding the types of advertising that would appear on the signs.

There was further discussion regarding the number of signs allowed in the city, the location of signs, and size of the signs.

City Attorney Cavanaugh stated that the Conditional Use Permit process will enable staff to look at locations proposed for sign placement, type of sign, and allows for conditions to be imposed per sign, rather than having fixed standards.

There was discussion regarding language to add and remove in the recommendation to the City Council.

The Public Hearing was closed at 8:52 p.m.

There was further lengthy discussion regarding the allowance of advertising on the signs. It was decided that the project would not be feasible without advertising.

Motion: Moved by Van Leeuwen, seconded by Oblea to continue the item to the next Planning Commission Meeting.

Motion failed 2-3 with Van Leeuwen and Vice Chair Oblea voting aye, and Feng, Patel, and Chair Charlson voting no.

Motion: Moved by Patel, seconded by Charlson to approve the zoning amendment subject to the changes recommended by the Commission and staff.

Motion carried 4-1 with Patel, Van Leeuwen, Vice Chair Oblea, and Chair Charlson voting aye and Feng voting no.

9. COMMISSION COMMUNICATIONS

Commissioner Van Leeuwen recommended a public transportation system, such as a trolley, within the community be researched.

Commissioner Patel noted that cost of a trolley service was brought up when the Economic Development Committee discussed the Leal Property.

Vice Chair Oblea inquired about the feasibility of having a horse trail from the Chandler area to the River.

Chair Charlson noted that a very large distribution center was recently built in Chino on Merrill and another was being constructed. He noted concerns about Eastvale being prepared for illicit truck traffic coming through Limonite to those distribution centers.

10. CITY STAFF REPORT

Planning Director Norris stated that a draft of the Chandler Area, including trails, would be brought to the Planning Commission in March. He also noted that the public draft of the Leal Master Plan would be released next week.

11. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:16 p.m.

Submitted by Margo Wuence, Recording Secretary
Reviewed and edited by Marc Donohue, City Clerk